170.0	0007	0012.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,033,100 / 1,033,100
					USE VALUE:	1,033,100 / 1,033,100
					ASSESSED:	1,033,100 / 1,033,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAU WAI-CHUEN ERNIE/ETAL
Owner 2:	CHAN MEE-KI ANITA
Owner 3:	
Street 1:	107 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,380 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1920, having primarily Aluminum Exterior and 3073 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11380.000	500,100		533,000	1,033,100
Total Card	0.261	500,100		533,000	1,033,100
Total Parcel	0.261	500,100		533,000	1,033,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.24 | /Parcel: 336.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	113095
GIS Ref	
GIS Ref	
Insp Date	06/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0007-0012.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	500,000	0	11,380.	533,000	1,033,000	1,033,000	Year End Roll	12/18/2019
2019	104	FV	401,300	0	11,380.	533,000	934,300	934,300	Year End Roll	1/3/2019
2018	104	FV	401,300	0	11,380.	472,100	873,400	873,400	Year End Roll	12/20/2017
2017	104	FV	375,800	0	11,380.	395,900	771,700	771,700	Year End Roll	1/3/2017
2016	104	FV	375,800	0	11,380.	395,900	771,700	771,700	Year End	1/4/2016
2015	104	FV	311,900	0	11,380.	342,600	654,500	654,500	Year End Roll	12/11/2014
2014	104	FV	311,900	0	11,380.	331,200	643,100	643,100	Year End Roll	12/16/2013
2013	104	FV	324,700	0	11,380.	315,200	639,900	639,900		12/13/2012

!13182!

PRINT

Date	Time
12/11/20	03:10:25

LAST REV

Date	Time
07/08/20	09:59:40
danam	
13182	

USER DEFINED

Prior Id # 1:	113095
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAU WAI-CHUEN E	29401-453		11/20/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2020	321	Window/S	35,275	C				
12/31/2015	1987	Redo Kit	17,000					
2/22/2012	152	Re-Roof	18,330					& gutters
4/29/2009	285	Porch	3,500					
2/26/2009	112	Redo Bat	4,400					
4/7/2006	247	New Wind	6,745					
9/14/1994	462	Manual	700					BEAMS
4/14/1993	107		1,000					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2018	Missed Appt.	CC	Chris C
6/25/2018	MEAS&NOTICE	CC	Chris C
10/23/2008	Meas/Inspect	345	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11380		Sq. Ft.	Site		0	70.	0.67	8									532,981						533,000	

Total AC/HA: 0.26125 | Total SF/SM: 11380 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 532,981 | Spl Credit | Total: 533,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.97598571
Const Adj.:	1.01535392
Adj $ / SQ:	158.555
Other Features:	117000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	679461
Depreciation:	179378
Depreciated Total:	500084

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

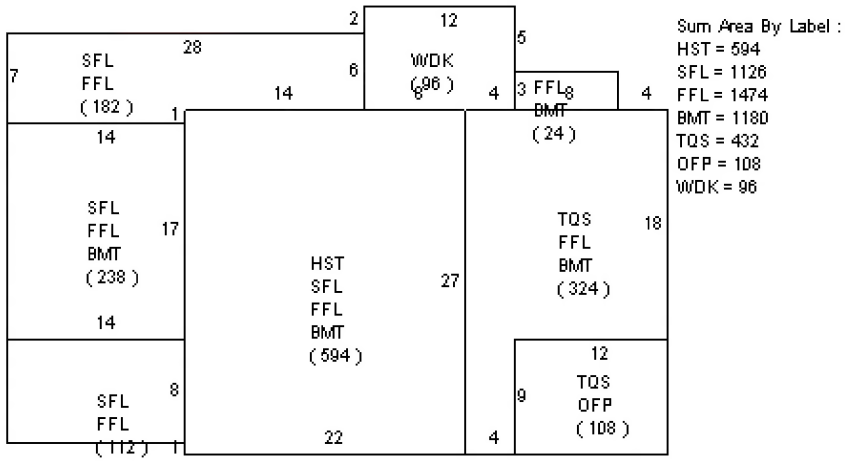
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.56
Special Features:	0	Val/Su Net:	108.60
Final Total:	500100	Val/Su SzAd	155.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,474	158.560	233,711
BMT	Basement	1,180	47.570	56,129
SFL	Second Floor	1,126	158.560	178,533
TQS	3/4 Story	324	158.560	51,372
HST	Half Story	297	126.840	37,673
OFP	Open Porch	108	32.270	3,485
WDK	Deck	96	16.250	1,560

Net Sketched Area:	4,605			Total:	562,463
Size Ad	3221	Gross Are	5010	FinArea	3073

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0007-0012.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2003	0.00	T	12.8	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	